

RANJAN CHATURVEDI ADVOCATE

Panel Lawyer -
Indian Oil Corpn. Ltd.
Punjab National Bank
Union Bank
HDFC Bank Ltd.
Punjab & Sind Bank
Aryavart Bank
Bank Of Baroda
Bank Of Maharashtra
ICICI Bank (Home Loan)
Grihum Housing Finance Ltd.
Indiabulls Ltd.
Piramal Capital & Housing Finance Ltd.
Cholamandalam Investment and Finance Company Ltd.
Nagar Nigam Firozabad
Uttar Pradesh Power Corporation Ltd.



Chaube House
90, Mohalla Chauban
Firozabad - 283203
Mob. No. +91-9756998797
ranjanchaturvedi76@gmail.com

Date - 12-08-2025

CERTIFICATE

Opinion on investigation of title and obtaining of search report in respect of **Land Khasra No. 542 area 0.7060 Hect. and 543 area 0.0580 Hect. Mauza Jarauli Kala, Tehsil Tundla, District Firozabad**

Belonging to M/s Dream Town G-19, Orchid Green, Raja ka Taal, Firozabad a partnership firm through its partner

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

Chain of title relating to the property is complete as given in Chain of Title which is enclosed.

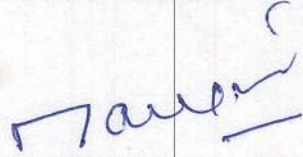
The search report obtained from the Office of Sub-Registrar Tundla is conducted for the period from **06-03-2013** to **05-03-2025** which does not disclose any encumbrances as stated therein.

I find following no defects in the title of the M/s Dream Town.

I hereby certify that **M/s Dream Town, G-19, Orchid Green, Raja ka Taal, Firozabad a partnership firm through its partner** has a clear, valid and marketable title over the above said property.



Encl: 1. Special Report
2. Chain of Title


RANJAN CHATURVEDI

ADVOCATE
RANJAN CHATURVEDI
Ranjan Chaturvedi
Advocate
C.O.P. No.- 108589/2018
Reg. No.- 374/2001
Civil Court, Firozabad

RANJAN CHATURVEDI ADVOCATE



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Date - 12-08-2025

SPECIAL REPORT ON TITLE

Reg: Land Khasra No. 542 area 0.7060 Hect. and 543 area 0.0580 Hect.
Mauza Jarauli Kala, Tehsil Tundla, District Firozabad

Belonging to M/s Dream Town G-19, Orchid Green, Raja ka Taal,
Firozabad a partnership firm through its partner

| ASPECTS TO BE CONSIDERED | COUNSEL'S STATEMENT |
|--|---|
| A. PARTICULARS | |
| 1. Name of the Owner with address : | M/s Dream Town G-19, Orchid Green, Raja ka Taal, Firozabad a partnership firm through its partner |
| 2. Details of the property | Land Khasra No. 542 area 0.7060 Hect. and 543 area 0.0580 Hect. Mauza Jarauli Kala, Tehsil Tundla, District Firozabad |
| B. INVESTIGATIONS | |
| 1. Details of the title deeds /documents | A. Registered Sale deed dated 15-07-2023 Registered on 15-07-2023 at Bahi No. |



RANJAN CHATURVEDI
Advocate
C.O.P. No.- 106688/2018
Reg. No.- 374/2001
Civil Court, Firozabad

I, Zild No. 5995 Page No. 395 to 408
Sr. No. 4556, executed by Priyavada
Yadav W/o Yashpal Singh, Ravi Kant,
Shashi Kant Yadav both S/o Yashpal
Singh in favour of Dream Town
through Partner Rahul Goyal S/o
Pramod Kumar Goyal.

B.

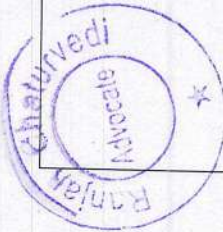
Registered Sale deed dated 16-09-2023
Registered on 18-09-2023 at Bahi No.
I, Zild No. 6046 Page No. 31 to 44 Sr.
No. 6257, executed by Yogendra Pal
Singh S/o Mehtab Singh in favour of
Dream Town through Partner Rahul
Goyal S/o Pramod Kumar Goyal.

C.

Registered Sale deed dated 03-01-2024
Registered on 04-01-2024 at Bahi No.
I, Zild No. 6141 Page No. 163 to 176
Sr. No. 129, executed by Satyapal
Singh and Shivjeet Singh both S/o
Ummed Singh in favour of Dream
Town through Partner Rahul Goyal S/o
Pramod Kumar Goyal.

D.

Registered Sale deed dated 18-03-2024
Registered on 18-03-2024 at Bahi No.
I, Zild No. 6203 Page No. 93 to 110
Sr. No. 2290, executed by Luminar
Infratech Pvt. Ltd. Firozabad through



Ranjan Chaturvedi

Director Hemant Agrawal S/o
Ravindra Kumar Agrawal in favour of
Dream Town through Partner Mukesh
Kumar Jain S/o Jainendra Kumar Jain.

E.

Extract of Khatuani Khasra No. 542,
Mauza Jarauli Kala, Fasli year 1429 to
1434.

F.

Extract of Khatuani Khasra No. 542,
Mauza Jarauli Kala, Fasli year 1423 to
1428.

G.

Extract of Khatuani Khasra No. 543,
Mauza Jarauli Kala, Fasli year 1429 to
1434.

H.

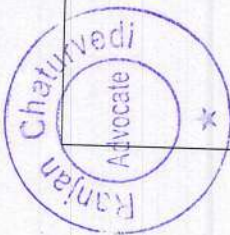
Extract of Khatuani Khasra No. 543,
Mauza Jarauli Kala, Fasli year 1423 to
1428.

I.

Building Plan No. FSDA/BP/24-
25/0024, dated 06-06-2024 of the
project Dream Town, duly sanctioned
by Firozabad Shikohabad
Development Authority.

J.

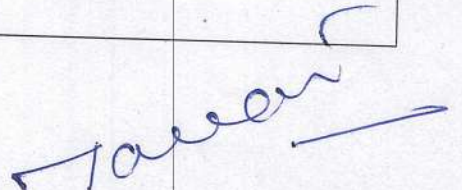
Sanction Letter, File No.
FSDA/BP/24-25/0024, dated 16-07-
2024, issued by Firozabad Shikohabad



Taxer

| | |
|---|---|
| | <p>Development Authority.</p> <p>K.</p> <p>Layout Plan No. 90/2023, dated 16-06-2023 of the project Dream Valley, duly sanctioned by Firozabad Shikohabad Development Authority.</p> <p>L.</p> <p>Certificate of Search No. 22025133000617, dated 10-03-2025.</p> |
| 2. Whether the documents in hand given raise any doubt or suspicion? | No Doubt or suspicion arises |
| 3. Whether the property has been mutated in the name of the present owner. | Yes |
| 4. Whether the property is ancestral/ or under joint ownership | Self acquired and Sole Ownership |
| 5. Whether any minor is having interest in the property? If so, its effect thereof. | No minor's interest |
| 6. Whether the owner's title valid, absolute, clear and marketable one? | Yes |

DATE : 12-08-2025
Place : Firozabad


RANJAN CHATURVEDI
ADVOCATE
Ranjan Chaturvedi
Advocate

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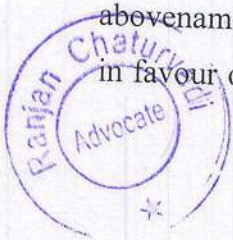
Chain of Title

Initially, Yogendra Pal Singh S/o Mehtab Singh was the recorded co-tenure holder to the extent of his share i.e. 0.00725 Hect. and Smt Priyamvada Yadav W/o Yashpal Singh, Ravi Kant and Shashi Kant both S/o Yashpal Singh were the recorded co-tenure holders to the extent of their share i.e. 0.00725 Hect. and Satyapal Singh and Shivjeet Singh Both S/o Ummed Singh were the recorded co-tenure holders to the extent of their share i.e. 0.0145 Hect. and Luminar Infratech Pvt. Ltd. through its Directors was the recorded co-tenure holder to the extent of its share i.e. 0.029 Hect. in the land bearing Khasra No. 543 total area 0.0580 Hect. situated at Maua Jarauli Kala, Tehsil Tundla, District Firozabad. (vide Khatauni Fasli year 1423 to 1428 and 1429 to 1434)

Luminar Infratech Pvt. Ltd abovenamed was also the recorded tenure holder of land bearing Khasra No. 542 area 0.7060 Hect. situated at Maua Jarauli Kala, Tehsil Tundla, District Firozabad. (vide Khatauni Fasli year 1423 to 1428 and 1429 to 1434)

Later, Luminar Infratech Pvt. Ltd. proposed a residential scheme in the name of Dream Valley Phase - I including its part of the land as abovementioned which was duly sanctioned by Firozabad Shikohabad Development Authority vide Layout Plan No. 90/2023 dated 16-06-2023.

Subsequently, Smt Priyamvada Yadav, Ravi Kant and Shashi Kant all abovenamed transferred their share i.e. 0.00725 Hect. in land Khasra No. 543 in favour of Dream Town through its Partner Rahul Goyal S/o Pramod Kumar



RANJAN CHATURVEDI
Advocate
C.O.P. No.- 106889/2018
Reg. No.- 374/2001
Civil Court, Firozabad

Goyal vide Registered Sale deed dated 15-07-2023 Registered on 15-07-2023 at Bahi No. I, Zild No. 5995 Page No. 395 to 408 Sr. No. 4556.

Later, Yogendra Pal Singh abovenamed transferred his share i.e. 0.00725 Hect. in land Khasra No. 543 in favour of Dream Town through its Partner Rahul Goyal S/o Pramod Kumar Goyal vide Registered Sale deed dated 16-09-2023 Registered on 18-09-2023 at Bahi No. I, Zild No. 6046 Page No. 31 to 44 Sr. No. 6257.

Later, Satyapal Singh and Shivjeet Singh both abovenamed transferred their share i.e. 0.0145 Hect. in the land abovementioned in favour of Dream Town through its Partner Rahul Goyal S/o Pramod Kumar Goyal vide Registered Sale deed dated 03-01-2024 Registered on 04-01-2024 at Bahi No. I, Zild No. 6141 Page No. 163 to 176 Sr. No. 129.

The name of Dream Town through its partner Rahul Goyal is accordingly mutated in the revenue records of Khasra No. 543 related to Smt Priyamvada Yadav, Ravi Kant, Shashi Kant, Yogendra Pal Singh, Satyapal Singh and Shivjeet Singh all abovenamed vide Orders dated 30-08-2023, 17-11-2023 and 07-03-2024 passed by Tehsildar Tundla. (vide Khatauni Fasli year 1429 to 1434)

Subsequently, Luminar Infratech Pvt. Ltd. passed a Board Resolution dated 01-01-2024 whereby the Board of Directors resolved to transfer the Land abovementioned and authorized its Director Hemant Agrawal S/o Ravindra Kumar Agrawal to execute and got the sale deeds registered, who in pursuance thereof transferred the land bearing Khasra No. 542, area 0.7060 Hect. and Khasra No. 543, area 0.029 Hect. as abovementioned in favour of Dream Town through its Partner Mukesh Kumar Jain S/o Jainendra Kumar Jain vide Registered Sale deed dated 18-03-2024 Registered on 18-03-2024 at Bahi No. I, Zild No. 6203 Page No. 93 to 110 Sr. No. 2290.

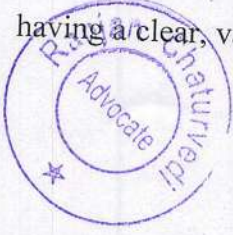
Thereafter, Dream Town proposed a Group Housing scheme in the name of Dream Town over the land of Khasra No. 542 and 543 as abovementioned



[Handwritten signature]

which was duly sanctioned by Firozabad Shikohabad Development Authority vide Building Plan No. FSDA/BP/24-25/0024, dated 06-06-2024.

As such now **M/s Dream Town through its Partners** is the owner and in possession of land Khasra No. 542 area 0.7060 Hect. and 543 area 0.0580 Hect. Mauza Jarauli Kala, Tehsil Tundla, District Firozabad. whose proposed group housing scheme in the name of Dream Town over the said land is duly sanctioned by Firozabad Shikohabad Development Authority and who is having a clear, valid and marketable title.



A handwritten signature in blue ink, appearing to read "Ranjan Chaturvedi".

RANJAN CHATURVEDI
ADVOCATE

Ranjan Chaturvedi
Advocate

कार्यालय उपनिबंधक टूंडला टूंडला जनपद फ़िरोजाबाद

आवेदन संख्या :2202513300605

प्रमाण संख्या :22025133000617

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री- रूमाल सिंह यादव पुत्र- तहसील टूंडला जिला फ़िरोजाबाद ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों/द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति का विवरण : ग्राम/मोहल्ला - जरौली कला, वार्ड/परगना- टूण्डला, कृषि- डीमटाउन के द्वारा पार्टनर राहुल गोयल पुत्र प्रमोद कुमार गोयल नि० आर्चिडग्रीन राजा का ताल फ़िरो, आराजी मौजा जरौली कला टूंडला फ़िरो० खाता-00338 गाटा-543 रकवा-0.058 है० मे 0.0145 है खाता-491 गाटा-542 मे 2905.69 वर्गमी० के मालिक , 543आदि

मै एतद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 06/03/2013 से दिनांक 05/03/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमे निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :10-03-2025

- नोट - 1. इस प्रमाण-पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के ब्यौरे के आधार पर ढूँढे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में संपत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।
- वांछित तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।
 - इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।
 - यह प्रमाण-पत्र किसी संपत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: **जयवेन्द्र प्रताप सिंह क०स०नि०।**
मिलान करने वाले निबन्धन लिपिक: **जयवेन्द्र प्रताप सिंह क०स०नि०।**

**JAIVINDRA
PRATAP
SINGH**

Digitally signed by
JAIVINDRA PRATAP
SINGH
Date: 2025.03.10
14:25:04 -07'00'



Digitally signed
by MUHAMMAD
ARIF KHAN
Date: 2025.03.10
14:29:06 -07'00'

**उपनिबन्धक टूंडला
फ़िरोजाबाद**